

2 WEST CATHERINE PLACE

MURRAYFIELD, EDINBURGH, EH12 5HZ

An extended end-terrace house that will appeal to a wide variety of buyers, with generous living space finished to high standards throughout, including a stunning open-plan kitchen and reception area, two / three double bedrooms, and two shower rooms.





CULLERTON'S

WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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An extended end-terrace house with two / three double bedrooms

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Open-plan kitchen



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Property Name

2 West Catherine Place

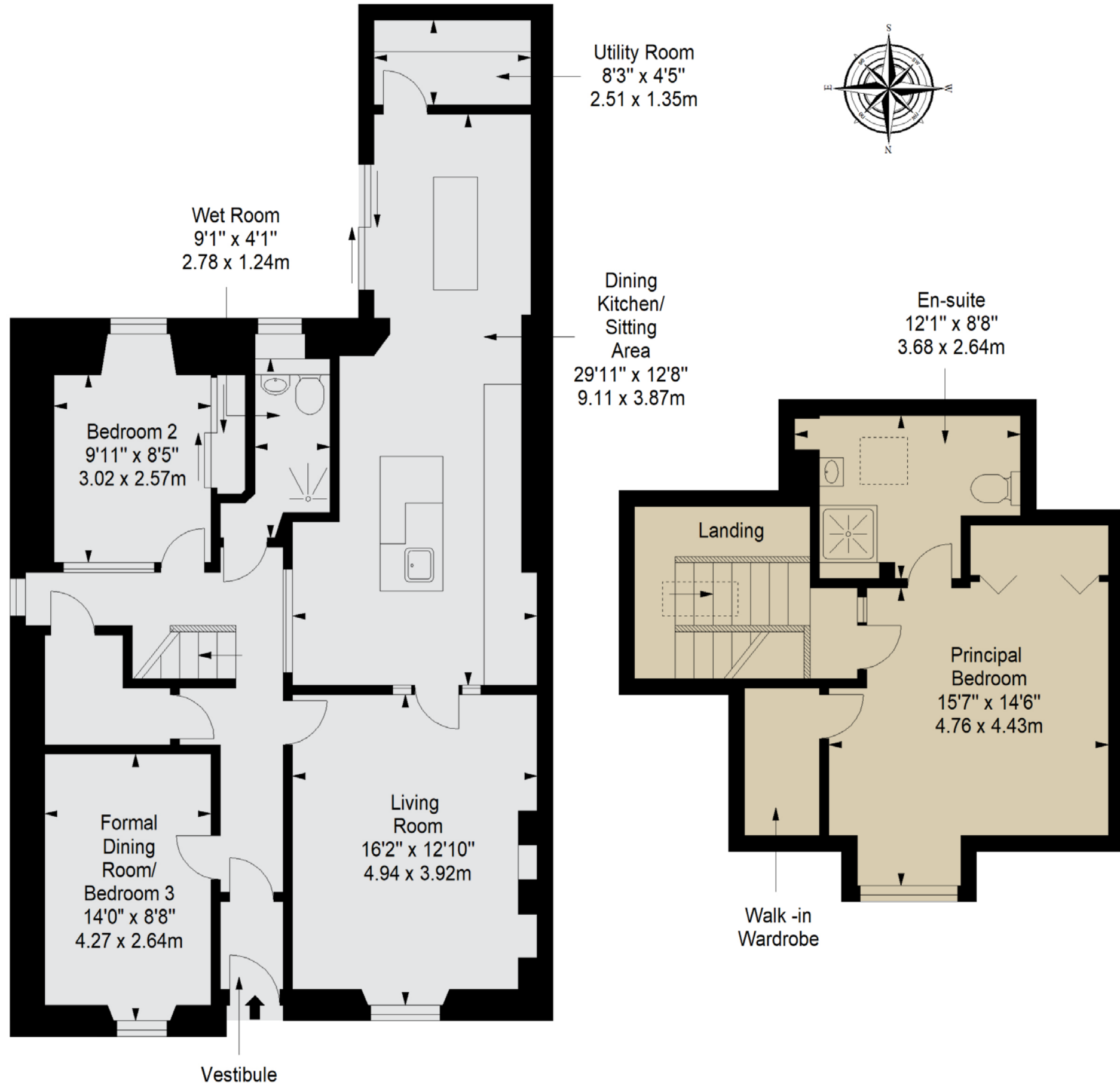
Location

Edinburgh, EH12 5HZ

Approximate total area:

133.3 sq. metres (1434.8 sq. feet)

-  Ground Floor
-  First Floor





Set on a peaceful cul-de-sac as part of a conservation area, this charming end-terrace house is a traditional stone-built building that is deceptively large, offering bright and spacious accommodation in excellent decorative order. The home benefits from high levels of versatility too, providing two/three bedrooms, alongside generous living space which includes an extended open-plan kitchen with a statement design. The property has been finished with a keen eye for detail, and it provides excellent built-in storage and a south-facing rear garden too. Furthermore, it has a highly sought-after location in exclusive Murrayfield, set within easy walking distance of the West End and the heart of Edinburgh city centre. The city's excellent bus, train, and tram links are within easy reach, along with popular schools, and fantastic shopping facilities and cultural attractions.

GENERAL FEATURES

- End-terrace house with stunning interiors
- A traditional and extended building
- Within a conservation area in Murrayfield
- Peaceful and convenient cul-de-sac setting
- Elegant decoration and high-end finishings
- Home Report value - £700,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Vestibule and central hall with storage
- Living room with a log-burning stove
- Open-plan kitchen/dining/sitting area
- Highly stylish, statement kitchen design
- Separate utility room for discreet laundry
- Formal dining room/third double bedroom
- Principal suite with walk-in wardrobe
- Second double bedroom with wardrobe
- Convenient ground-floor wet room
- First-floor en-suite shower room
- Gas central heating system
- Double-glazed sash windows
- Underfloor heating in the en-suite
- Air conditioning in select rooms

EXTERNAL FEATURES

- Low-maintenance front garden
- Enclosed, south-facing rear garden
- Controlled permit parking (Zone N5)

A TRADITIONAL & EXTENDED BUILDING



WELCOME TO

2 West Catherine Place

Inside the home, a vestibule and central hall provide a wonderful first impression, hinting at the high-quality interiors to follow. The hall catches the eye too, with its crisp neutral décor and solid oak floor running throughout much of this level. There is walk-in storage and a lovely staircase with a glass-framed balustrade.



ELEGANT INTERIORS

that are easy to style



Continuing the hall's appealing decoration, the living room is an elegant space that has an easy to style aesthetic. It is bright and airy, and arranged around a cosy log-burning stove for those warm winter evenings in. A shelved recess offers space for display items, whilst intricate cornice work highlights the lofty dimensions. A formal dining room, echoing the aesthetic of the living area, provides another reception space for family meals and special occasions.





A STUNNING OPEN-PLAN KITCHEN



The home's centrepiece is a magnificent open-plan kitchen, sitting and dining room, which has an impressive footprint having been extended. It incorporates a zoned area for a table and chairs, as well as a separate space for comfy furnishings; the latter is framed by a chic feature wall and it is brightly illuminated by a skylight and patio doors to the rear garden – perfect for entertaining. The kitchen itself is just as stunning too. It has an ultra-modern design, organised around a central island with a fitted breakfast bar. It features handle-less cabinets in slate-grey and wooden hues and it has luxurious stone worktops.





Undercabinet lighting and premium integrated appliances (gas/induction hob, concealed extractor, eye-level slide-and-hide oven, microwave oven, fridge/freezer, and dishwasher) compete the statement look. A neighbouring utility room provides further storage and workspace, as well as a washing machine and brand-new tumble dryer.

SPACIOUS ROOMS WITH ATTRACTIVE DÉCOR



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ith options for two/three double bedrooms, the home offers versatility to match the owners' requirements. The second double bedroom is on the ground floor. It also has a built-in wardrobe and attractive styling, and it is finished with oak flooring. If needed, the formal dining room can easily be repurposed as a third double bedroom as well, providing homeowners with excellent flexibility to suit their needs.

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he principal bedroom occupies the first floor, extending off a landing that is brightly lit by a Velux window with an electric blind. This bedroom features expansive proportions and the luxury of an en-suite shower room; plus, it has built-in and walk-in wardrobes ensuring generous clothes storage. Highlighted by an accent wall, it is beautifully decorated too, and laid with a fitted carpet for comfort.





THE BATHROOMS

Two contemporary shower rooms

Serving the ground floor, there is a three-piece wet room, enveloped in sandy-toned tiles. It is comprised of a hidden-cistern toilet, a storage-set washbasin, a towel radiator, an illuminated mirror, and a shower area. On the first floor, the principal bedroom's en-suite shower room is of an equal quality with similar fixtures and fittings. It also has the advantage of an overhead rainfall shower.

The property has gas central heating and double-glazed heritage-style sash windows with working shutters in many rooms. It also has a solar-panelled roof and underfloor heating in the en-suite. Furthermore, it has air conditioning in the sitting area, and principal and second bedrooms.



A SOUTH-FACING REAR GARDEN

Externally, there is a low-maintenance front garden for potted plants and a fully-enclosed rear garden, which also has an easy-upkeep design that is perfect for alfresco dining. The rear garden further boasts excellent privacy and a suntrap, south-facing aspect. Conveniently, homeowners have access to controlled permit parking (Zone N5) – an essential feature in the city centre - and the property has an electric vehicle (EV) charger too.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a washing machine, and brand-new tumble dryer to be included in the sale.



MURRAYFIELD, EDINBURGH

Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas.



With its scenic views of the rugged Pentland Hills and nearby Corstorphine Hill, it is hard to believe this leafy location is less than two miles from the bustling city centre. A range of supermarkets, independent shops, takeouts and charming pubs can be found in the immediate area, whilst Edinburgh's West End with its high-end restaurants, fashionable bars and boutiques are also close by. Set beside the picturesque Roseburn Park, the BT Murrayfield Stadium hosts a variety of sporting events and music concerts, whilst the area also benefits from a tennis club and prestigious golf courses.

Murrayfield falls within the catchment area for several excellent state schools and lies close to some outstanding private schools, namely The Mary Erskine School, St George's School for Girls and Stewart's Melville College. Due to its westerly position, Murrayfield is conveniently placed for swift access to Haymarket train station and the tramline offering speedy services to Edinburgh Airport. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach.

SCHOOLS

State Schools: Roseburn Primary School, Craigmount High School

Independent Schools: St George's School for Girls, ESMS

CULTURE

Murrayfield Stadium, National Galleries of Scotland, Edinburgh Castle

SHOPPING

Nearby supermarkets and city centre shopping

#1

AN EXCLUSIVE LOCATION OFFERING A LEAFY AND PICTURESQUE SETTING IN EASY REACH OF THE CITY CENTRE

LOCATION



1.3 miles west of Edinburgh city centre

TRANSPORT



Bus – 12, 26, 31, X18, X38, 100 Airlink, 900

Airport – Edinburgh International Airport (5.8 miles)



SPORTS

Murrayfield Golf Club, Murrayfield Stadium, Carrick Knowe Golf Course

PARKS

Water of Leith, Roseburn Public Park, Dean village

FOOD & DRINK

Excellent choice of cafes, takeaways and eateries, traditional pubs, bars and restaurants



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



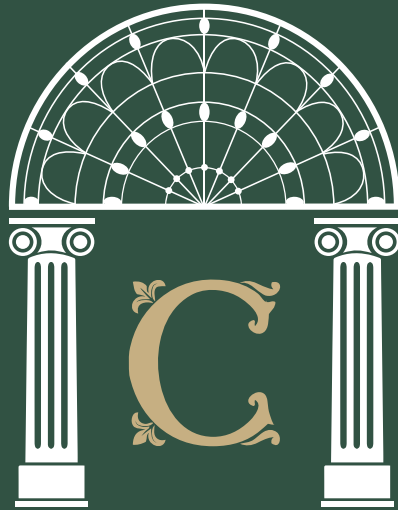
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.